



Hizzy
ESTATE AGENTS

13 Edgecomb Road, Stowmarket, IP14 2DN

£230,000

About the property

This extended three bedroom semi-detached home on Edgecomb Road, Stowmarket offers well-balanced accommodation and practical family living. The property benefits from front off-road parking and an enclosed lawned garden with summer house. Inside, the ground floor features an entrance hall, living room, fitted kitchen/breakfast room leading into a dining room and a downstairs bathroom. Upstairs there are three bedrooms and a WC/cloakroom, offering the convenience of facilities on both floors. Other features include gas radiator heating, air conditioning, water softener and an integrated double oven, hob and dishwasher.

Outside

To the front of the property there is off-road parking. There is side access leading to the main entrance and

further rear access into the garden. The rear garden is fully enclosed and predominantly laid to lawn, complemented by a paved patio area. Also included is a summerhouse with electricity connected, along with a useful storage shed.

Useful info

We understand that all mains services are connected to the property with the heating being gas fired via radiators. The combi-boiler we understand was installed in 2018. The property also features an air conditioning unit and a water softener. The property has a band B council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband Speed: Download and upload speed up to 1000 mbps (Source Ofcom) and Mobile Network Outdoor Coverage good on EE, O2, Vodafone and Three. Indoor coverage on EE good in the home and variable on Vodafone and Three. (Source Ofcom). Please Note that all services and appliances have not been tested by the agents.

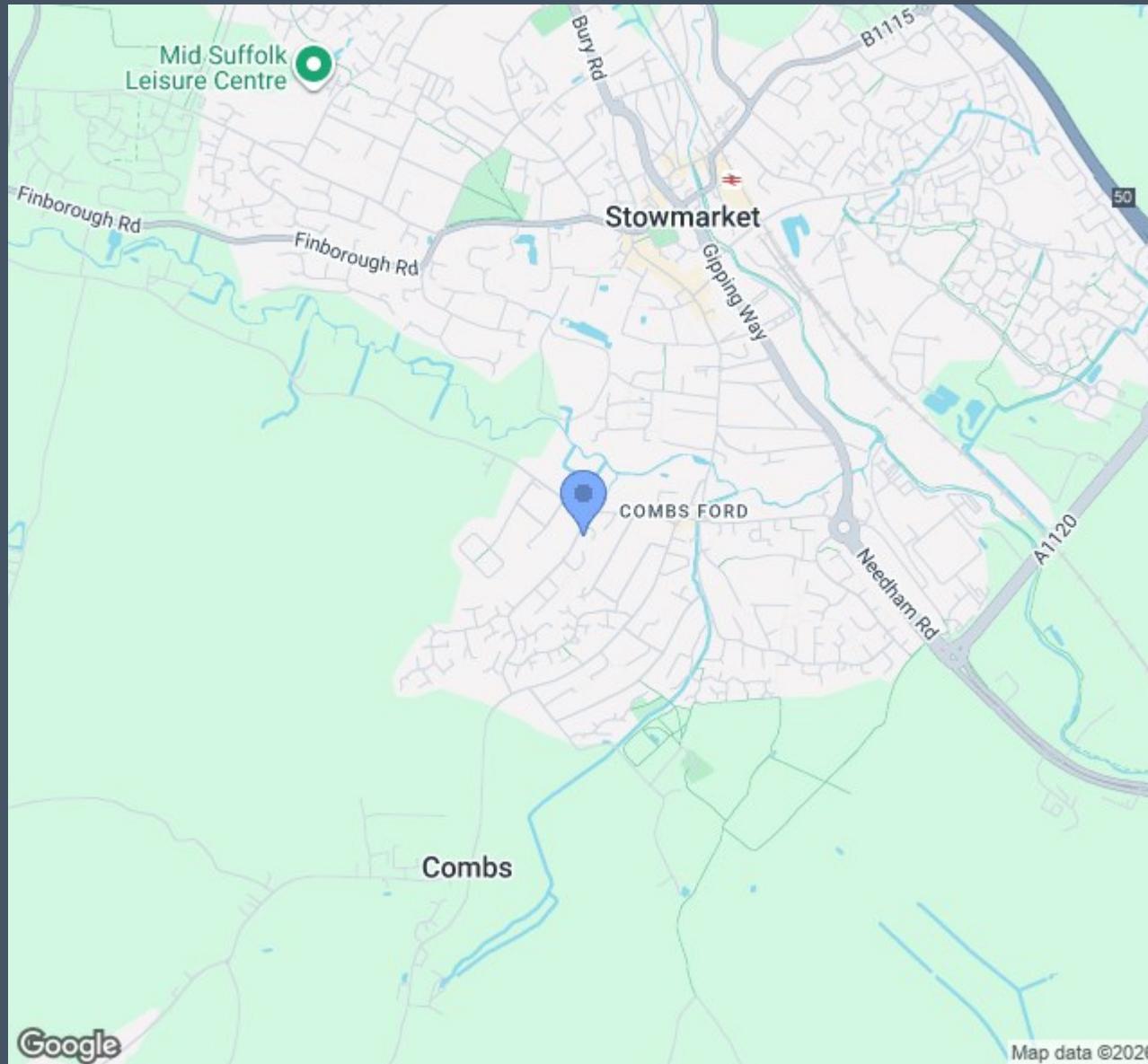


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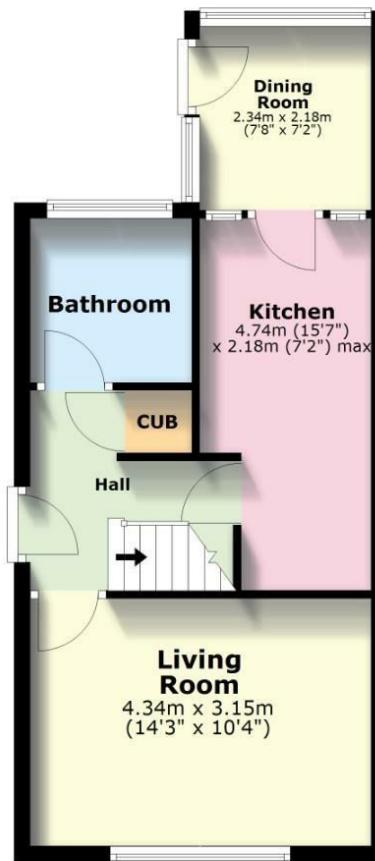


- Extended three bedroom semi-detached home
- Generous living space with dining room extension
- Water softener & air conditioning (not tested)
- Ideal for families, first-time buyers or upsizers
- Off-road parking to the front
- Fitted kitchen with appliances
- Popular residential location in Stowmarket
- Enclosed lawned rear garden with summer house
- Ground floor bathroom plus first floor WC
- Gas radiator heating (not tested)

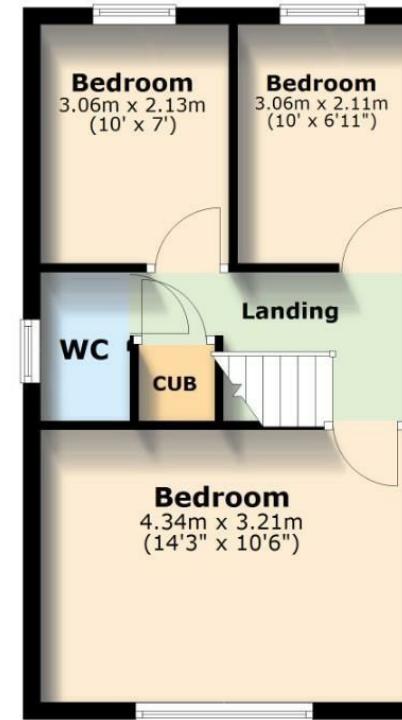




Ground Floor



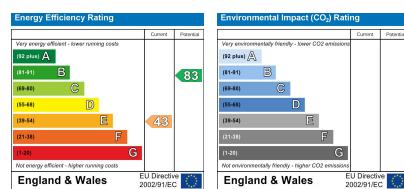
First Floor



Total area: approx. 74.7 sq. metres (803.6 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



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